



**CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD**

**REGULAR MEETING – 1520 MARKET STREET  
MONDAY, JULY 24, 2023 — 4:00 P.M.**  
[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)

***Please note that the Preservation Board meeting will be held in-person  
at 1520 Market Street on the second floor.***

**OLD BUSINESS**

Approval of June 26, 2023 Preservation Board minutes.

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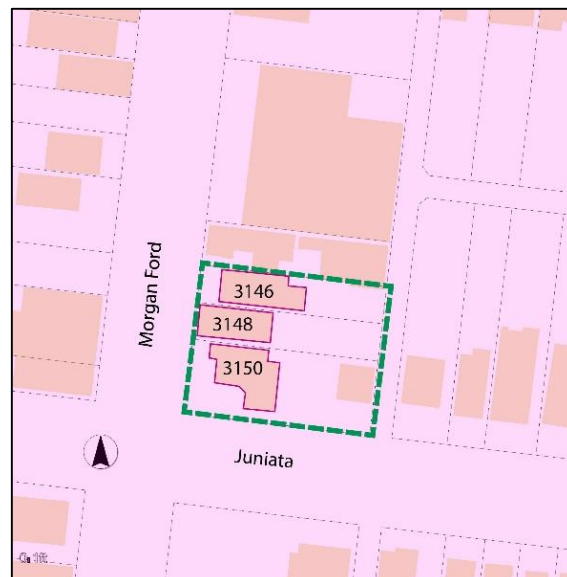
CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
TISHAURA O. JONES, MAYOR

**A.**

DATE: July 24, 2023  
ADDRESS: 3146, 3148, and 3150 Morgan Ford Road  
ITEM: Demolish three buildings for new construction  
JURISDICTION: Preservation Review District  
NEIGHBORHOOD: Tower Grove South  
WARD: 6  
OWNER/APPLICANT: JEMA  
STAFF: Meg Lousteau and Jan Cameron, Cultural Resources Office



**3146, 3148, and 3150 MORGAN FORD ROAD**



**RECOMMENDATION:**

That the Preservation Board withhold Preliminary Approval for the demolition of three buildings and the construction of a 4-story apartment building.

## THE PROJECT:

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The proposal is to demolish three buildings – a residence-turned-commercial, a mixed-use building, and a residence – along the Morgan Ford commercial corridor in the Oak Hill National Register District – and construct a 4-story apartment building. The buildings are also located within a Preservation Review District. Demolitions and subsequent new construction on sites in National Register and/or Preservation Review Districts are under the jurisdiction of the Cultural Resources/Preservation Board. The site is two blocks from Tower Grove Park, a National Historic Landmark. All three buildings are contributing elements to the Oak Hill National Register District.

3146 Morgan Ford, built in 1895, is a 1-story single-family house of red brick with coursed rubble limestone foundation. A vernacular building with Arts and Crafts influence, its 2-bay front façade is veneered with tan brick and presents the primary entry on the left, a singleleaf door with transom, that is balanced by a large paired window on the right; both are placed under segmental arches of double rowlocks. The front façade is surmounted by a stepped parapet. Below it is a brick cornice of unusual design, composed of a stringcourse of molded bricks set as dentils above a frieze of checkerboard brick panels. The building has undergone some alterations: replacement of the original door and entry stoop and the front windows, but these changes are minor and the building retains its historic character.

3148 Morgan Ford, built in 1895, is a 2-story vernacular building also of red brick with a coursed rubble limestone foundation. The commercial first story displays on the right a 3-bay storefront framed by black Vitrolite glass and tiles—a c. 1930 alteration that has attained architectural significance. The main entry is deeply recessed and flanked by shop windows. The first floor is raised to allow windows for lighting the basement storage area: these have been filled with glass block. The second floor contains a residential unit, entered from a single-leaf door recessed to the left of the storefront. At the second story, a doublehung window under a segmental soldier arch is balanced on the right by the main decorative motif of the building's original design: a 2-sided projecting window bay that rises to terminate in a steeply pitched pyramidal roof with decorative metal pinnacle. A false mansard roof with brick corner pinnacles and a simple wood cornice terminate the facade.

3150 Morgan Ford, built in 1901, is a 2-story vernacular single-family that displays influences of the Queen Anne style in its unusual massing and classical detailing. Constructed of red brick with a coursed rubble limestone foundation, the house's primary elevation facing Morgan Ford has two bays. In the left, a small brick entry porch with Ionic colonettes supports a steeply-pitched hipped roof and shelters a singleleaf transomed entry and small doublehung window. Above is centered a tall dormer with sloped sides and a single doublehung window. The right gabled bay presents paired doublehung windows with brick enframements at each story above an ashlar limestone watertable that continues across the façade to form the capping of the entry porch. Below the watertable and above the limestone sill, the front foundation is faced with a darker brick.

The south façade, fronting on Juniata Street, is simpler: doublehung windows are set under segmental double rowlock arches and the stone foundation is left exposed. The dominant element of this facade is a 2-story projecting polygonal bay with low-pitched hipped roof.

A one-story addition with flat roof is attached to the bay, its fenestration similar to that of the rest of the façade. The effect of a cornice is created by two projecting stretcher courses and the addition is capped with parapet tiles. A transomed entry door on the addition's south elevation is accessed by a replacement concrete stoop and stair leading to Juniata. The construction date of the addition is not known, but the National Register nomination states it is before 1903, making it therefore a contributing structure.

The proposed new construction is for a 4-story apartment building with a lobby and enclosed parking on the first floor, and residences on the second, third, and fourth floors. The exterior of the building would be glass, metal, and green walls on the first floor, and a combination of glass, limestone, metal panels, and cement fiber siding on the upper floors. The scale of the proposed building would be considerably greater than the existing historic structures surrounding the site, and therefore have a significant impact upon the character of this part of the district.

#### **RELEVANT LEGISLATION — PROPOSED DEMOLITION:**

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St. Louis City Ordinance #64689

##### **PART X - DEMOLITION REVIEWS**

SECTION FIFTY-EIGHT. Whenever an application is made for a permit to demolish a Structure...which is within a Preservation Review District...the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

St. Louis City Ordinance #64832

##### **SECTION FIVE. Demolition permit - Board decision.**

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. **Redevelopment Plans.** Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.  
**Not applicable.**
- B. **Architectural Quality.** Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

**3146, 3148, and 3150 Morgan Ford are considered Merit structures under the Ordinance, which defines a Merit building as “contributing to an existing or potential**

**City or national historic district.” The buildings are integral components of eclectic mix of historic architecture along the mixed-use blocks of Morgan Ford and the National Register District as a whole.**

- C. Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, indicates demolition is appropriate. “Sound means that visible portions of exterior walls and roofs appear capable of continuing to support their current loads for six months or more.”

**All three buildings appear to be in Sound condition as defined by the ordinance.**

2. Structurally attached or groups of buildings.

**Not applicable.**

- D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

**The site is located in area of well-maintained buildings and numerous recent renovations.**

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well-maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

**No information has been submitted to counter the viability of the buildings for reuse. All three of the buildings are contributing resources to the Oak Hill National Register District, and therefore eligible for Historic Preservation Tax Credits to assist in their rehabilitation.**

**Additionally, the buildings are in the heart a bustling section of Morgan Ford, an area with numerous restaurants, bars, coffee shops, bike and scooter shops, and other small retail businesses, as well as residences.**

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

**No evidence of economic hardship has been submitted.**

- E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.  
**Not applicable.**
  2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.  
**With the exception of one parcel, the block face is completely intact. Losing these three buildings would seriously compromise the historic continuity and rhythm of the block.**
  3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.  
**The buildings are sited along the most prominent commercial street in the Oak Hill National Register District, and are reflective of the varied property types and architectural styles that are characteristic of the District.**
  4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.  
**Not applicable.**
- F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition... based upon whether:
1. The applicant has demonstrated site control by ownership or an option contract;  
**Complies.**
  2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face....  
**Does not comply. The proposal is to construct a 4-story apartment building with a lobby and interior parking for 37 cars on the first floor. Above the first floor, the building would recess at the northwest corner to provide an outdoor deck for residents. The facades of the building would be a mix of limestone and charcoal gray metal cladding along the street-edge facades of Morgan Ford and Juniata, with that combination making the return on the northern elevation and then transitioning to a mix of glass and cement fiber siding on the rest of that elevation and along the eastern recessed elevation. Flanking the corner lobby along both facades would be a "green screen", using live vegetation on a trellis to obscure the interior parking. Parking ingress and egress would be along Juniata.**  
**The proposed building, while a handsome modern structure, would visually dominate this small-scaled stretch of Morgan Ford.**
  3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;  
**Does not comply. The 3100 block of Morgan Ford is largely intact and comprises a mix of small scale residential and commercial brick buildings. Although it is set at the sidewalk as is most of the rest of the block, the proposed building is**

incompatible in several important ways. Its scale and massing are much larger than the existing buildings. The articulation of details and openings differs greatly from that of the existing buildings, as do the exterior materials and color. Its overall design, while elegant and refined, is not compatible with the small scale, finely detailed buildings on the rest of the block. Furthermore, the lack of first floor uses would detract from the pedestrian-oriented character of virtually every other building on these blocks of Morgan Ford. The historic architectural variety and street-level activation are key to the area's vitality and appeal.

It should be noted that a similar building by the same developer was constructed in the 3200 block of Morgan Ford on a vacant lot. Although that parcel is also in a Preservation Review District, the lot was already vacant, so the Cultural Resources Office did not have design review over that project.

4. The proposed use complies with current zoning requirements;  
**Complies.**

5. The proposed new construction would commence within twelve (12) months from the application date.  
**Yes.**

G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

**Not applicable.**

H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

**Not applicable.**

#### **PRELIMINARY FINDINGS AND CONCLUSION:**

The Cultural Resources Office consideration of the criteria for demolition in the Preservation Review District Ordinance led to these preliminary findings:

- 3146, 3148, and 3150 Morgan Ford are located in a Preservation Review District and the Oak Hill National Register Historic District.
- 3146, 3148, and 3150 Morgan Ford are Merit buildings as they are contributing resources in the Oak Hill National Register Historic District.



- The buildings are Sound within the definition of the ordinance, which means that visible portions of exterior walls and roofs appear capable of continuing to support their current loads for six months or more.
- Loss of the buildings would negatively impact the appearance and integrity of this key corridor of the National Register Historic District.
- The new construction would not exceed the contribution of the existing historic buildings to the neighborhood and historic district. Furthermore, the new construction would detract from the pedestrian-oriented nature of this section of Morgan Ford.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board withhold Preliminary Approval for the demolitions of 3146, 3148, and 3150 Morgan Ford and subsequent new construction.



**3146 MORGAN FORD**



**3148 MORGAN FORD**



**3150 MORGAN FORD**



**3146 MORGAN FORD**



**3148 MORGAN FORD**





**3150 MORGAN FORD LOOKING NORTHEAST, CORNER JUNIATA**



**CONTEXT ON OPPOSITE (WEST) SIDE OF MORGAN FORD**



**PROPOSED NEW CONSTRUCTION LOOKING NORTHEAST FROM CORNER OF MORGAN FORD AND JUNIATA**



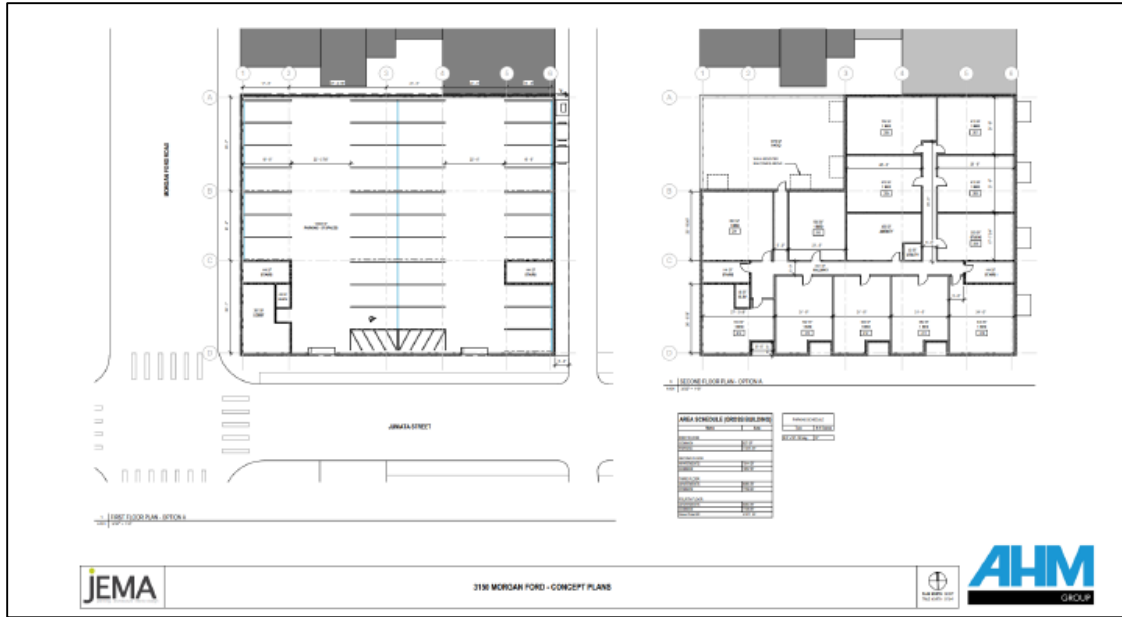
**PROPOSED NEW CONSTRUCTION LOOKING SOUTHEAST ALONG MORGAN FORD**



**ELEVATIONS ALONG JUNIATA (TOP) AND MORGAN FORD (BOTTOM)**



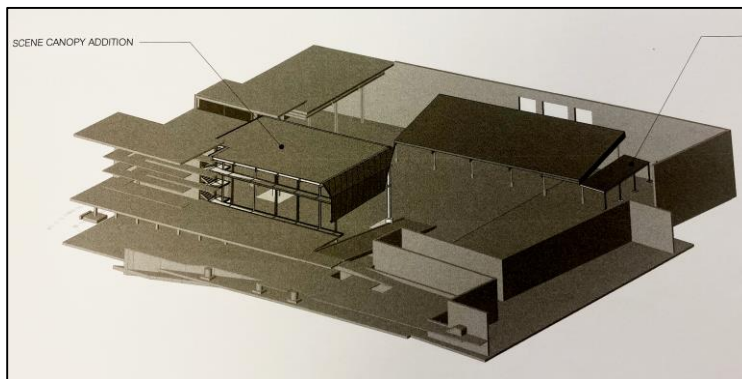




FLOOR PLANS FOR FIRST FLOOR AND FLOORS 2 - 4

## B.

DATE: July 24, 2023  
 ADDRESS: 1 Theater Drive—The MUNY  
 ITEM: Construct pavilion and exterior alterations  
 JURISDICTION: City Park  
 NEIGHBORHOOD: Forest Park  
 WARD: 10  
 STAFF: Jan Cameron, Cultural Resources Office



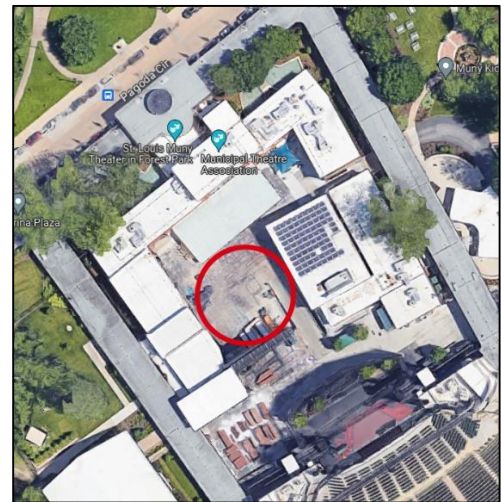
**SCHEMATIC ISOMETRIC VIEW WITH PERGOLA INDICATED**

### THE PROJECT:

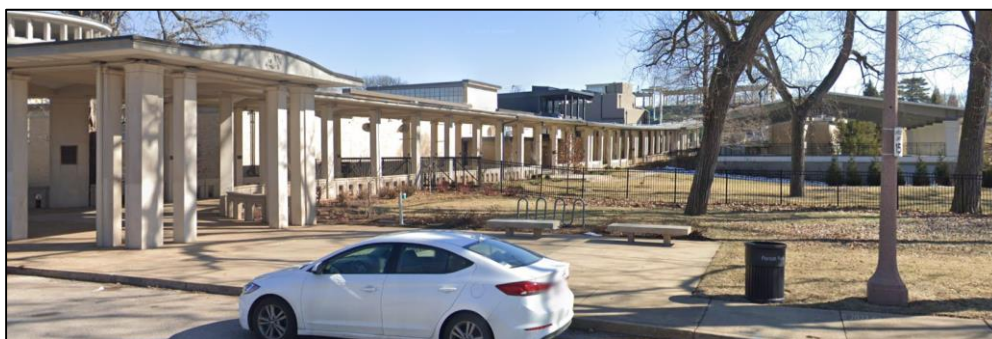
Install a pagoda in backstage area for scenery storage and other minor exterior improvements.

### STAFF RECOMMENDATION:

Staff proposes the Preservation Board recommend to the Board of Public Service approval of the permit for construction of a pergola and other exterior alterations, pursuant to ordinance 64689, Section 51, as codified at 24.24.010 of the Revised Code of the City of St. Louis.



**AERIAL VIEW OF MUNY BACKSTAGE  
SHOWING LOCATION OF PROPOSED PERGOLA**



**LOOKING SOUTH FROM PAGODA CIRCLE TOWARDS SITE OF CONSTRUCTION**

## C.

DATE: July 24, 2023  
 ADDRESS: 2005 S. Grand Boulevard  
 ITEM: Appeal of Director's Denial to construct parking lot barrier arm  
 JURISDICTION: Shaw Neighborhood Certified Local Historic District  
 NEIGHBORHOOD: Shaw  
 WARD: 6  
 OWNER: Water Tower Place Condominium Inc, Bill Richardson  
 ARCHITECT: St. Louis Gate Company, Josh Mansell  
 STAFF: Bob Bettis



2005 SOUTH GRAND BOULEVARD (VIEW FROM CASTLEMAN SIDE)



### RECOMMENDATION:

That the Preservation Board uphold the Director's Denial as the parking lot barrier arm does not comply with the Shaw Neighborhood Certified Local Historic District Standards.

## THE PROJECT

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2005 South Grand Boulevard is a surface parking lot situated directly to the north of the Water Tower Place Condominiums in the Shaw Neighborhood Certified Local Historic District, where the Cultural Resources Office/Preservation Board has jurisdiction over the installation of new walls, fences and enclosures. The private parking lot is owned by and is the primary parking for the Water Tower Place Condominium. The building faces South Grand Boulevard but the parking lot is accessed by a driveway off Castleman Avenue. In an effort to keep vehicles from illegally parking in the private lot, the owners are proposing to construct an electronically-controlled barrier arm at the Castleman Avenue entrance. The siting of the barrier arm is in front of the building line along Castleman Avenue and thus is not compliant with the Shaw Historic District Standards. The applicant was given the option to place the arm farther back to align with the building line along Castleman, but would prefer not to as that would result in the loss of several parking spaces. The owner of the property is appealing the Director's Denial to the Preservation Board.

## RELEVANT LEGISLATION:

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Excerpt from Shaw Historic District Ordinance #59400:

### Residential Appearance and Use Standards

#### 6. Structures:

New construction or alterations to existing structures: All designs for new construction or major alterations to the front of the buildings that require a building permit must be approved by the Heritage and Urban Design Commission, as well as by the existing approving agencies, as required by City Ordinances. Standards that do not require building permits serve as guidelines within the district. Restrictions set forth below apply only to fronts and other portions of the building visible from the street and on corner properties (excluding garages), those sides exposed to the street.

#### G. Walls, Fences, and Enclosures:

Yard dividers, walls, enclosures, or fences in front of building line are not permitted. Fences or walls on or behind the building line, when prominently visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron or dark painted chain link. All side fences shall be limited to six feet in height.

**Does not comply. The proposed barrier arm would be placed in front of the building line along the Castleman Avenue side of the property and several feet in front of adjacent residential buildings. The arm tower would be flanked by two 48" metal bollards and an additional bollard would be placed at the opposite end of the parking lot entrance apron.**

## PRELIMINARY FINDINGS AND CONCLUSION:

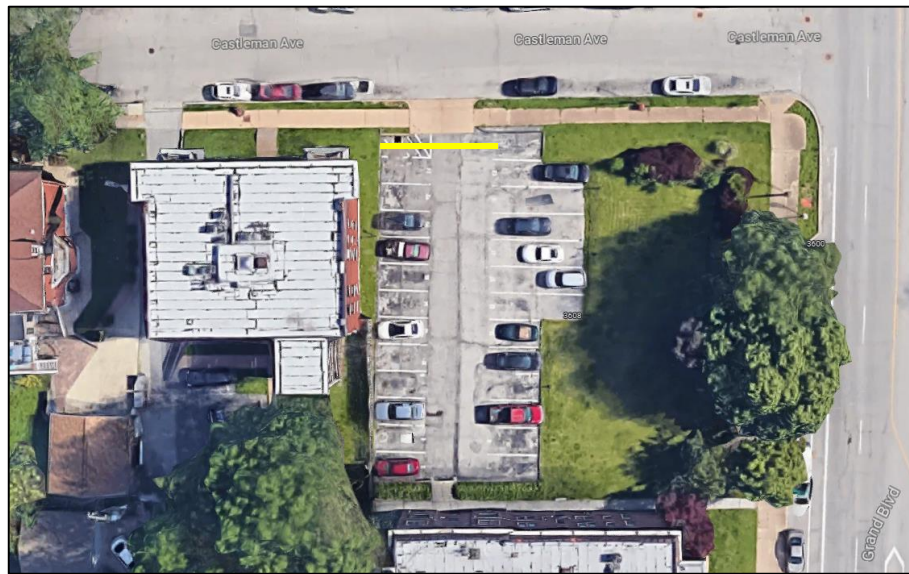
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The Cultural Resources Office consideration of the criteria for new walls, fence and enclosures in the Shaw Neighborhood Certified Local Historic District led to these preliminary findings:

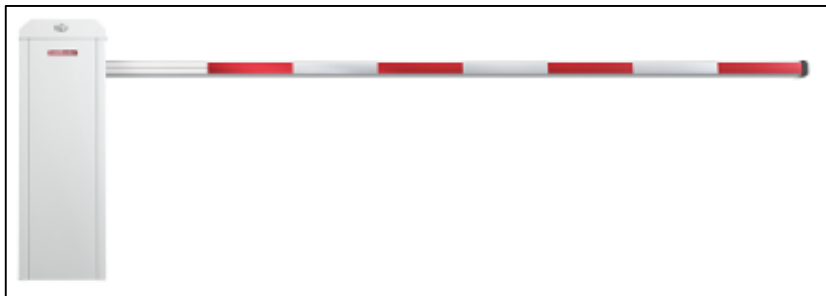


- The proposed site for the barrier arm, 2005 South Grand Boulevard, is located in the Shaw Local Historic District.
- The proposed barrier arm would be located in front of the building line along Castleman Avenue which is contrary to the requirements for walls, Fences and Enclosures in the Shaw Neighborhood Certified Local Historic District Standards.
- The Shaw Neighborhood Improvement Association is in support of the applicant's project.

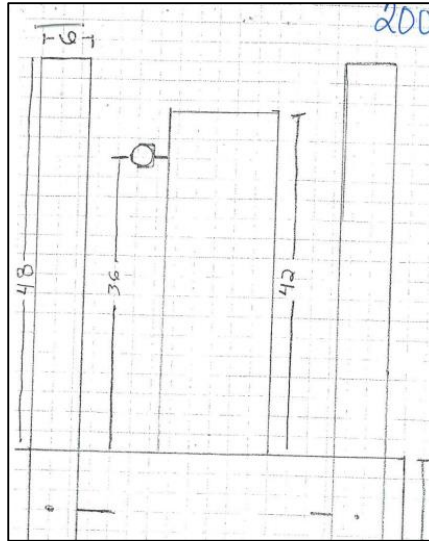
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial as the proposed parking lot barrier arm does not comply with the Shaw Neighborhood Certified Local Historic District Standards.



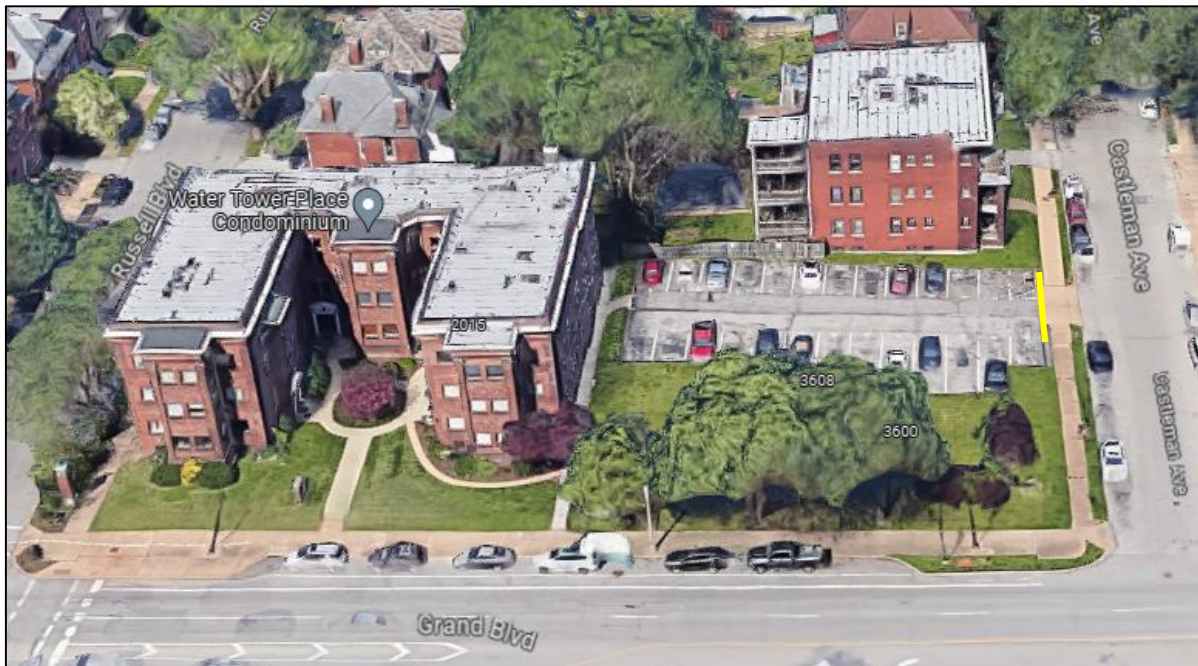
**SITE PLAN – PROPOSED NEW PARKING LOT ARM NOTED IN YELLOW**



**PROPOSED ARM**



**PROPOSED TOWER AND BOLLARD PLACEMENT**



**PROPOSED WEST ELEVATION – LOCATION OF BARRIER ARM NOTED IN YELLOW ON THE RIGHT**





**LOOKING WEST ON CASTLEMAN AVE.- PROPOSED LOCATION OF BARRIER ARM NOTED IN YELLOW**



**LOOKING EAST ON CASTLEMAN AVE. TOWARDS SOUTH GRAND -  
PROPOSED LOCATION OF BARRIER ARM NOTED IN YELLOW**

**D.**

DATE: July 24, 2023  
 ADDRESS: 4397 Westminster Place  
 ITEM: Appeal of Director's Denial to install an architectural shingle roof  
 JURISDICTION: Central West End Certified Local Historic District  
 NEIGHBORHOOD: Central West End  
 WARD: 9  
 OWNER/APPELLANT: Elevi Holdings LLC, Lindsay Dausman  
 STAFF: Bob Bettis



**4397 WESTMINSTER PLACE**



**RECOMMENDATION:**

That the Preservation Board uphold the Director's Denial as the roofing does not comply with the Central West End Local Historic District Standards.

## THE PROJECT:

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The project is in the Central West End Certified Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over exterior alterations. The 2 1/2-story building is currently being operated as a short-term rental. In April 2023, the Cultural Resources Office was notified by the area building inspector that the slate roof on the house was being replaced, without a permit, by architectural shingles. CRO staff contacted the owner and explained that the completed work was not compliant with the Central West End Historic District Standards. The owner was given options to replace the roof with slate or to seek an exception to the standards. The owner has stated that they cannot afford to install a new slate roof and applied for a permit in an effort to retain the architectural shingles. The Director denied the permit application and the owner has appealed. The matter is now being brought to the Preservation Board.

The item was brought to the Preservation Board at its June 26 meeting. The matter was deferred so that the applicant can provide additional documentation regarding financial hardship.

## RELEVANT LEGISLATION:

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Excerpt from Ordinance #69423, Central West End Certified Local Historic District:

### 7) Roofs

The visible form of the roof, as in its shape and pitch, and the presence or absence of dormers and other roof elements, shall not be altered. Materials used on historic pitched roofs and dormers in the historic district are slate, terra cotta mission tile, cooper andterne metal. Original or existing slate, tile and metal roofs shall be preserved through repair and maintenance. Original or historic roof material shall not be replaced with another type of historic material that would change the character of the roof: i.e., replacing historic ceramic tiles with slate shingles. Photographic evidence shall be provided of the deteriorated condition of roofing materials to justify replacement. Original or historic roofing material shall be used wherever the roof is visible. Materials that replicate the original may be used if the original or historic material is unavailable and the substitute material is approved by the Cultural Resources Office. Skylights shall not be introduced in existing roofs where visible from the sidewalk or street. Existing historic skylights should be restored or replaced in kind. Removal of non-historic modern skylights that are visible from the sidewalk or street is encouraged.

**Does not comply. The original gray slate has been removed and an architectural shingle has been installed without a permit. Metal ridging was also removed and replaced with the same architectural shingle.**

## PRELIMINARY FINDINGS AND CONCLUSION:

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The Cultural Resources Office's consideration of the Central West End Certified Local Historic District standards and the specific criteria for roofs led to these preliminary findings:

- 4397 Westminster Place is located in the Central West End Certified Local Historic District.



- The entirety of the original slate roof has been replaced with an architectural shingle that does not comply with the Central West End Historic District Standards
- A permit was not obtained prior to replacement of the roof.
- Metal ridge caps were also removed as part of the project and replaced with the same architectural shingle, also not compliant with the Central West End Local Historic District Standards.
- There has been no comment from the Alderman, but the Central West End Association has registered their opposition to the roofing.

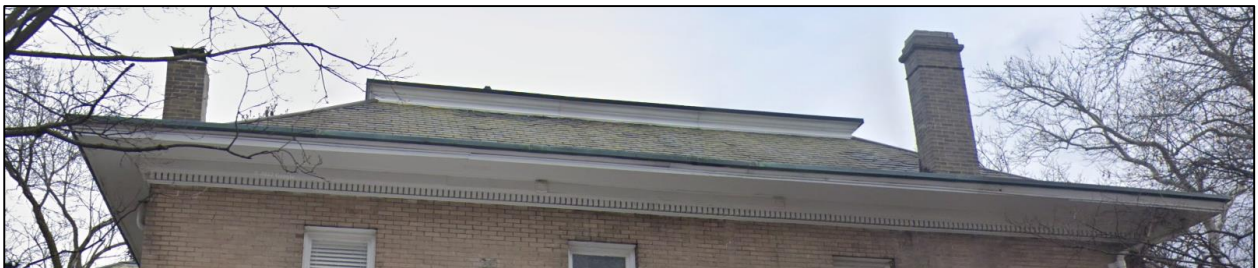
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial as the proposed roofing does not comply with the Central West End Certified Local Historic District Standards.



**PREVIOUS CONDITION – FRONT FAÇADE**



**CURRENT CONDITION**



**PREVIOUS CONDITION – SIDE FAÇADE**



**CURRENT CONDITION**





**CURRENT CONDITION – FRONT FACADE**



**CURRENT CONDITION - REAR**

## E.

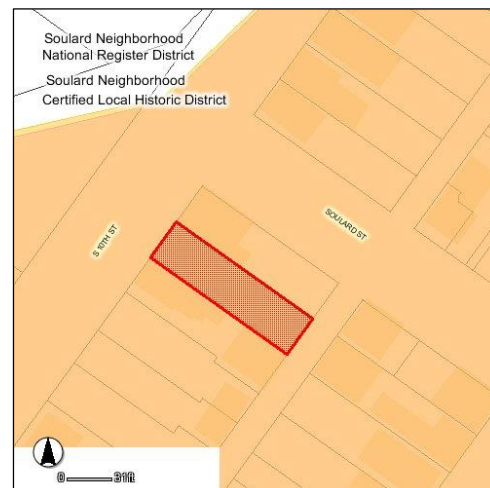
DATE: July 24, 2023  
 ADDRESS: 1806 S. 10<sup>th</sup> Street  
 ITEM: Appeal of Director's Denial to construct pergola  
 JURISDICTION: Soulard Neighborhood Certified Local Historic District  
 NEIGHBORHOOD: Soulard  
 WARD: 8  
 OWNER: RPSLRD LLC  
 APPELLANT: The Doghaus, Laurie Fisk-Simpson  
 STAFF: Andrea Gagen



1800-1806 SOUTH 10<sup>TH</sup> STREET

### RECOMMENDATION:

That the Preservation Board uphold the Director's Denial of the application to retain the pergola as it does not comply with the Soulard Neighborhood Local Historic District Standards.



## **THE PROJECT:**

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1806 S. 10<sup>th</sup> Street is located in the Soulard Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over alterations to buildings and sites. The subject property is immediately adjacent to a brick 2-1/2-story commercial building at 1800 S. 10<sup>th</sup> St., and the applicant's business occupies both parcels. The owner was sent a violation letter by the building inspector in January 2023 for the construction of an illegal structure. A permit application for the pergola was submitted in early March. The Cultural Resources Office noted that the constructed pergola did not comply with the Soulard Neighborhood Historic District Standards as it was not based on a Model Example, and had fiberglass components. The permit application was denied, and the applicant appealed to the Preservation Board. In April 2023, the Preservation Board upheld the Director's Denial, but instructed the Cultural Resources Office staff to work with the applicant to come up with a compromise.

The applicant continued to work with the Soulard Restoration Group. As the applicant's original permit application had been denied by the Preservation Board, she has submitted a new application for the structure that incorporates the suggestion of the Soulard Restoration Group to remove all of the plastic sheeting from the walls and roof. However, the design and location of the pergola still does not comply with the Soulard Local Historic District Standards, so the new application was denied and the applicant has appealed that denial to the Preservation Board.

## **RELEVANT LEGISLATION:**

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Excerpt from Ordinance #57078 as amended by Ordinance #62382, Soulard Neighborhood Local Historic District:

### **ARTICLE 4: SITE**

#### **407 Yard Structures**

Yard structures such as gazebos and storage sheds shall be based upon a Model Example.

The following are prohibited:

- Pre-fabricated metal structures
- Fiberglass structures.

Designs shall be of mass and scale appropriate to the space they occupy and constructed of such materials acceptable by this Code for new construction.

**Does not comply. The constructed pergola is considered to be a yard structure as it is not attached to the building. It is not based on a Model Example and was constructed without a permit.**

## **PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office's consideration of the Soulard Local Historic District Standards and the specific criteria for yard structures has led to these preliminary findings:

- 1806 S. 10<sup>th</sup> Street is located in the Soulard Local Historic District.
- The pergola was constructed without a permit.



- The Soulard Neighborhood Historic District Standards require that yard structures be based on a Model Example.
- The constructed pergola is not based on a Model Example, but is instead contemporary in design and materials.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial of the pergola as the work does not comply with the Soulard Neighborhood Local Historic District Standards.



**VIEW OF PERGOLA LOOKING NORTHEAST ON 10<sup>TH</sup> STREET**



**VIEW OF PERGOLA LOOKING SOUTHEAST ON 10<sup>TH</sup> STREET**



**VIEW OF PERGOLA AS ORIGINALLY CONSTRUCTED**



**VIEW OF PERGOLA FROM SOUTHWEST CORNER OF PROPERTY WITH PLASTIC WALLS REMOVED**

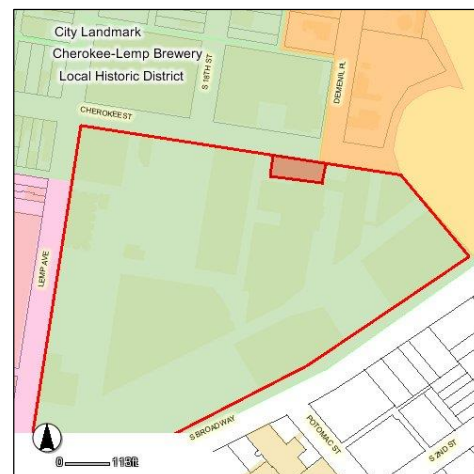


## F.

DATE: July 24, 2023  
 ADDRESS: 3500 Lemp Avenue  
 ITEM: Appeal of Administrative Denial for partial demolition  
 JURISDICTION: City Landmark / Cherokee-Lemp Brewery Local Historic District  
 NEIGHBORHOOD: Marine Villa  
 WARD: 8  
 OWNER/APPELLANT: Historic Lemp Brewery LLC, Shashi Palamand  
 STAFF: Andrea Gagen



**3500 LEMP AVENUE – BUILDING 20**



### RECOMMENDATION:

That the Preservation Board overturn the Administrative Denial for the partial demolition because of the severity of the building's condition.



## THE PROJECT:

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The Lemp Brewery, at 3500 Lemp Avenue, is located in the Cherokee-Lemp Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over exterior alterations to buildings located within the District. The Lemp Brewery Complex is also City Landmark #80.

The applicant has applied to remove the top three (3) stories of the east wing of Building 20, which faces the 1300 block of Cherokee Street, in the Lemp Brewery complex. The west wing of Building 20 collapsed in 2020. Following that collapse, efforts were made to stabilize the east wing. Additional damage to the east wing occurred in late December 2022 and May 2023 due to weather conditions. Difficulties in finding contractors to perform the stabilization and the costs associated have led to the proposal of removing the top three stories of the east wing of Building 20. Building 20 was originally constructed in 1874 for hops drying. The top 3 floors were added in 1887. The Cultural Resources Office administratively denied the application due to ordinance time constraints. The owner has appealed and the matter is now being brought to the Preservation Board.

## RELEVANT LEGISLATION:

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Excerpt from Ordinance #64053, Lemp Brewery Landmark Site Design Standards & Preservation Plan:

### F. DEMOLITIONS AND REMOVALS:

1. No building or structure in THE SITE, regardless of its FACADE category shall be demolished and no permits shall be issued for the demolition of any such building or structure, unless the Heritage and Urban Design Commission approves an application for such permit according its determination that the building or structure is not a contributing resource to the Landmark, or that it is so unsound as to constitute an emergency demolition, (see definitions).

### EMERGENCY DEMOLITION

Any structure that because of structural condition cannot be expected to remain intact without major collapse of interior or exterior structure for more than six months.

**The Cultural Resources Office believes that the east wing of Building 20 is structurally unsound, as evidenced by the engineers report and photos of the east wall of the building. Removal of the top three stories would allow for stabilization of the remaining stories below.**

Excerpt from Ordinance #59836, Lemp Brewery Landmark Design Standards & Preservation Plan:

### 2. DEMOLITION AND REMOVALS:

1. No building or structure in the district shall be demolished and no permit shall be issued for the demolition of any such building or structure, unless the Heritage and Urban Design Commission shall find either that the building or structure is in such a state of deterioration and disrepair as to make rehabilitation impossible, or unless such rehabilitation is found to be economically unfeasible, or unless the building or structure is architecturally inconsistent with other structures to such an extent that it detracts from the historic character of the neighborhood.

2. Except for substitution of deteriorated materials as provided in these standards, no original architectural detail or ancillary structure shall be removed.
3. The Heritage and Urban Design Commission shall make the final decision concerning demolition and removals, subject to applicable law or ordinance.

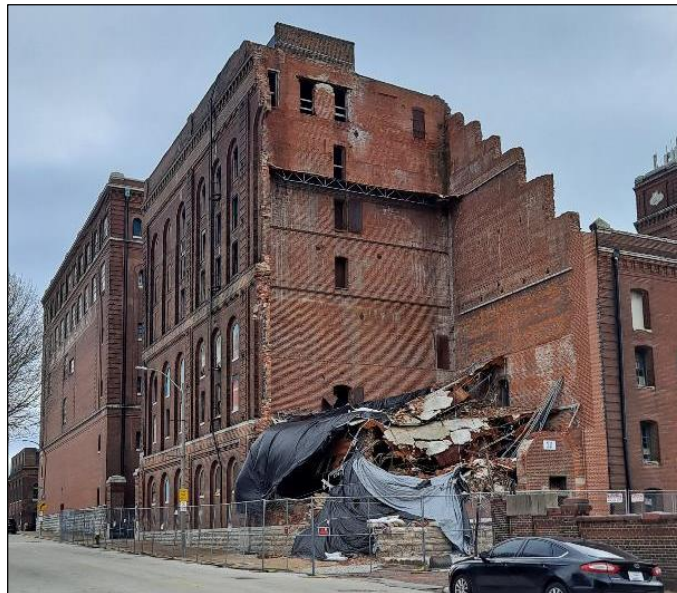
**Complies. The Cultural Resources Office concurs that there is no alternative to the removal of the portion of Building 20, which is unsound as evidenced by the engineers report and photos of the east wall of the building. Removal of the top 3 stories would allow for the stabilization of the 3 stories below.**

#### **PRELIMINARY FINDINGS AND CONCLUSION:**

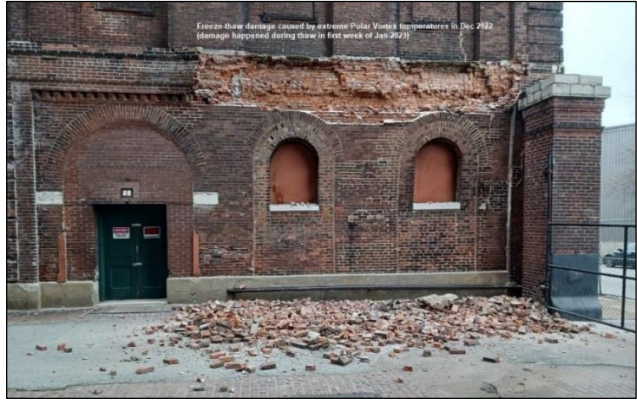
The Cultural Resources Office's consideration of the Lemp Brewery Landmark Standards and the Cherokee-Lemp Brewery Local Historic District Standards and the specific criteria for demolitions and removals led to these preliminary findings.

- The Lemp Brewery Complex at 3500 Lemp Avenue is located in the Cherokee-Lemp Brewery Local Historic District and is a designated City Landmark.
- The west wing of Building 20 in the Complex collapsed in 2020 and stabilization efforts on the east wing have not been successful.
- Additional damage has occurred since the collapse that has caused additional damage to the lower floors of the east wing, making stabilization of the three upper floors dangerous and cost-prohibitive.

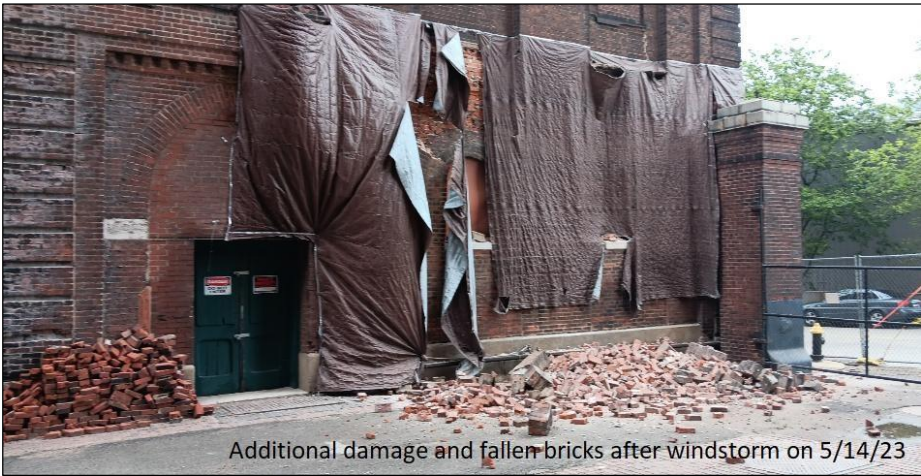
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board overturn the Administrative Denial of the partial demolition due to the structural condition of Building 20.



**COLLAPSED WEST WING**



**DECEMBER 2022/JANUARY 2023 DAMAGE TO EAST WING**



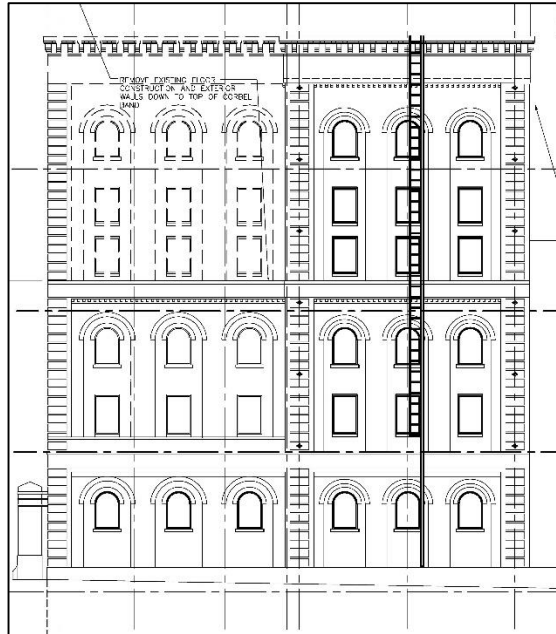
**WIND DAMAGE MAY 2023**



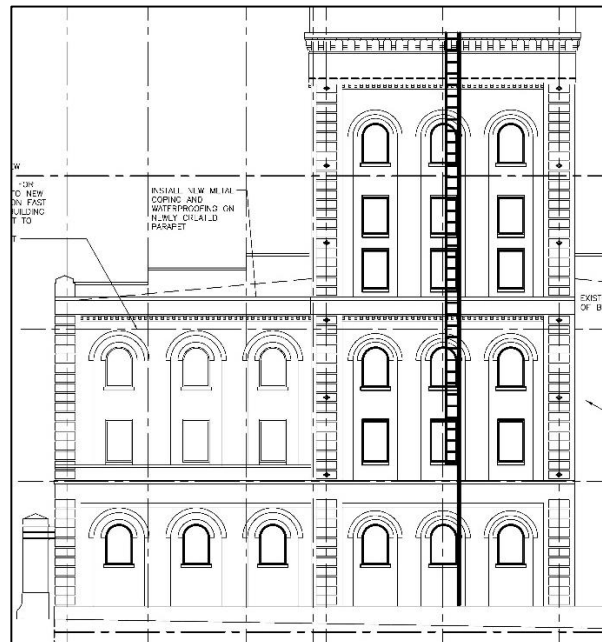
**INTERIOR BOWING AT EAST WALL**



**EXTERIOR DAMAGE AT EAST WALL**

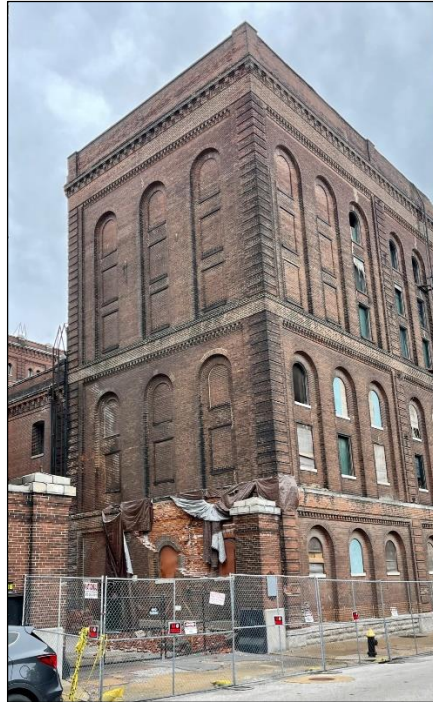


**FRONT ELEVATION SHOWING PROPOSED REMOVAL OF TOP 3 STORIES**

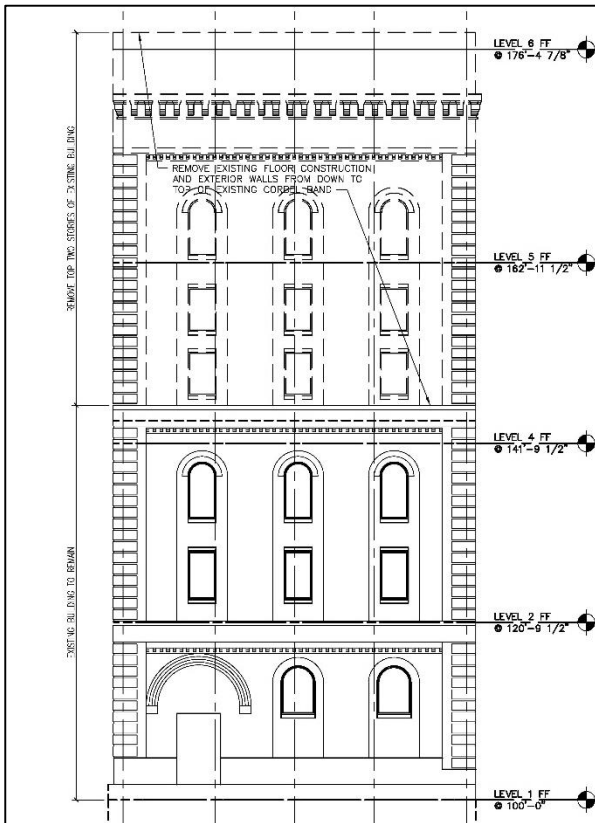


**PROPOSED NEW FRONT ELEVATION**

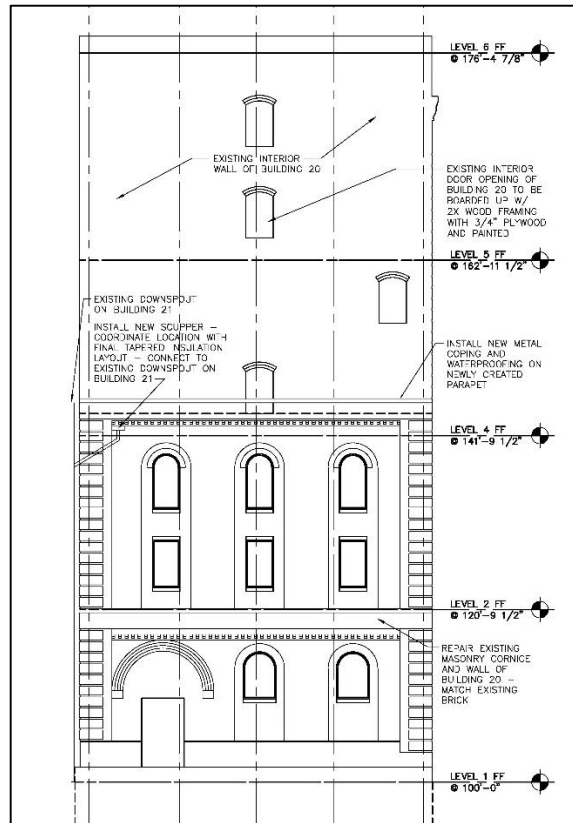




EXISTING EAST ELEVATION



EAST ELEVATION SHOWING PROPOSED REMOVAL



PROPOSED NEW EAST ELEVATION